

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
PARCEL E-8
WATERFRONT URBAN RENEWAL PROJECT MASS. R-77

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Waterfront Urban Renewal Area, Project No. Mass. R-77, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal laws; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and the carrying out of urban renewal projects with Federal financing assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Dock Square Parking Associates have expressed an interest in and have submitted a satisfactory proposal for the development Parcel E-8 in the Waterfront Urban Renewal Area:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Dock Square Parking Associates be and hereby are tentatively designated as redeveloper of Disposition Parcel A-7 in the Waterfront Urban Renewal Area subject to the following conditions:
 - (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development, if necessary;
 - (b) Publication of all public disclosures and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
 - (c) The deposit by the designee of Twenty-Five Thousand (\$25,000.00) Dollars within fourteen (14) days of the date hereof, which deposit is intended to indicate the willingness of the designee to proceed.
 - (d) The agreement of the City of Boston, acting by and through the Real Property Board, to convey Parcel E-8 to the Authority or the redeveloper free and clear of occupants.

- (e) Compliance by the Authority and the redeveloper with any and all applicable statutes and rules and regulations concerning the protection of the environment, including the issuance of a freeze permit for approximately six hundred (600) parking spaces.
- (f) The submission by the redeveloper within ninety (90) days of the date hereof the following material:
 - (i) Evidence of the availability of firm financial commitments reasonably satisfactory to the Authority;
 - (ii) Preliminary drawings and outline specifications consistent with the controls of the Downtown Waterfront-Faneuil Hall Urban Renewal Plan.
- (g) The execution of a land disposition agreement by and between the Authority and the redeveloper on or before July 15, 1977, which agreement shall provide, inter alia, that construction shall commence within sixty (60) days of the execution of said agreement or within thirty (30) days of the final issuance of any and all necessary permits. The redeveloper and the Authority shall mutually agree to use their best efforts to acquire any necessary permits. This Agreement shall also contain provisions whereby the obligations of the Authority and/or the City of Boston to Faneuil Hall Marketplace Associates, as said obligations are set forth in the Lease by and between the Authority and said Associates and in a tripartite agreement by and among the Authority, the City and Associates, are satisfied.
- (h) The designee, as part of the design review process, shall work with Faneuil Hall Marketplace Associates and the Authority's staff in an effort to incorporate within the proposed structure space which might be utilized to provide basic supplemental services to the Marketplace such as loading facilities, storage areas, mechanical rooms and similar other necessary or convenient services.

2. That disposal of the parcel within the Downtown Waterfront-Faneuil Hall Urban Renewal Area by negotiation is the appropriate method of making the land available for redevelopment.
3. That it is hereby determined that Dock Square Parking Associates possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further that all practicable and feasible means and measures will be utilized to avoid or minimize change to the environment.

5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction, whether or not applicable to this development, in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).
6. That in the event that a Land Disposition Agreement is not executed on or before July 15, 1977, the tentative designation of the Redeveloper will lapse and be deemed terminated unless such time is extended by the Authority and the Developer.

**WATERFRONT PROJECT
PARCEL E-8 PARKING GARAGE DEVELOPER PROPOSAL**

DEVELOPER	ARCHITECT	PROPOSED DEVELOPMENT	DEVELOPMENT COST (inc. 315,000\$)
1. Parking Specialists, Inc. & Associates 156 State Street Boston, Mass. 02109 Joseph Somario James McDuffee	Resources Associates Box 257 Sherborn, Mass. 01770 Terry M. Moor	573 car spaces plus additional 20 spaces on Expressway easement. No retail spaces. Six parking levels plus base- ment parking level	\$3.5M
2. Dock Square Parking Associates P.O. Box L Braintree, Mass. 02184 Edward A. Fish (Peabody Constr.co.)	Desmond & Lord Inc. 6 Beacon Street Boston, Mass. 02108	597 car spaces. No retail space. Split level structure of 6 and 7 levels. No base- ment use.	\$3.7M
3. The Rouse Company Columbia, Maryland ROY E. Williams (Faneuil Hall Marketplace Inc.)	Benjamin Thompson & Associates One Story Street Cambridge, Mass.	626 car spaces on upper 5 levels of 6 level building. Use of ground level & portion of 2nd level for Market- place supportive services and retail space. No base- ment level use.	\$4.0M
4. Thomas P. Dimeo 75 Chapman Street Providence, R.I. (President, Dimeo Construction Co.)	Cambridge Seven Associates, Inc. 1050 Mass. Avenue Cambridge, Mass.	521 car spaces. Initially, all 5 levels would be used for parking. Later, ground floor facing Clinton St. could be converted to shops and restaurant. No base- ment use.	\$3.25M

WATERFRONT PROJECT
PARCEL E-8 PARKING GARAGE DEVELOPER PROPOSALS

DEVELOPER	ARCHITECT	PROPOSED DEVELOPMENT	DEVELOPMENT COST (\$315,000 acq/s)
5. Joel Suttenberg 141 Milk Street Boston, Mass. 02110	Gerard R. Cugini Architects & Planners 88 Broad Street Boston, Mass.	525 car spaces-building consists of basement use plus 6 levels. <u>Ground floor:</u> parking, retail and tourist center. <u>Level 6:</u> theatre 2,700 seats	\$7.97M
6. Marketplace Parking Associates c/o Beal & Co., Inc. 15 Braod Street Suite 800 Boston, Mass. Harold & Jerome Gottesman Bruce & Robert Beal	Chas. Hilgenhurst & Associates 148 State Street Boston, Mass.	600 car spaces on upper 5 levels. Ground floor devoted to movie theatre, banking, retail and service functions. No basement use.	\$4.4M including commercial costs of \$700,000
7. Harp Incze Arch. 11 Whittier Street Cambridge, Mass. Cleveland Harp Thomas Incze	Same	Submission unacceptable. Required information and deposit missing.	
8. Tri-Park Associates (Nova Constr. Co.) One Cape Cod Place Mashpee, Mass. Matthew Antell	Valente/McClellan Architects 571 Main Street Medford, Mass.	602 car spaces- 6 levels plus basement-parking in basement and first 5 levels. 6th level: "Recreational Theme Park" covered by glass dome for tourists and visitors featuring exhibits, rides, games and concessions.	\$8.34M

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TABLED: March 24, 1977
RESUBMITTED: March 31, 1977

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: ROBERT F. WALSH, DIRECTOR
SUBJECT: DOWNTOWN WATERFRONT-FANEUIL HALL
URBAN RENEWAL PROJECT NO. MASS. R-77
TENTATIVE DESIGNATION OF REDEVELOPER
FOR PARCEL E-8 - PARKING GARAGE

As a result of a public offering concerning the development of a parking garage on Parcel E-8 in the Downtown Waterfront-Faneuil Hall Project Area, which parcel is currently owned by the City of Boston, the Authority received eight (8) development proposals. Although there were several different designs submitted, most of the proposals provided approximately six hundred (600) spaces, which spaces are necessary to service the parking requirements generated by the Faneuil Hall Markets. Each proposal has been reviewed by the staff and the prime considerations were architectural treatment, parking operations and efficiency, the financial, development and construction abilities of the applicants and the conformity of the schematic design proposal with the criteria set forth in the offering. A summary of the submissions is attached for your information and review.

The submission of Dock Square Parking Associates is consistent with the objectives of the Authority. The proposal basically consists of a multi-level parking structure with five hundred and ninety-seven (597) spaces, a mini-park at the intersection of Clinton and North Streets and sidewalk improvements around the site. No retail space is currently included in the proposal.

The principals of Dock Square Parking Associates are Edward Fish, President of the Peabody Construction Company, and James F. Sullivan. These individuals are principals in other entities which have demonstrated great ability and efficiency in constructing projects in urban renewal areas within the City. An excellent example of their abilities is the Mercantile Wharf Building on the waterfront.

The architect for this proposal is Desmond & Lord, Inc., which firm has designed several large transportation buildings at Logan Airport, including the South Terminal Building, the Central Garage, the Control Tower and the International Terminal.

It is considered that the development team has the expertise, experience and financial resources necessary to successfully and expeditiously undertake and complete the proposed project. Accordingly, it is recommended that the Authority tentatively designate Dock Square Associates as Redeveloper of Parcel E-8.

An appropriate resolution is attached; which resolution contains therein several strict conditions of the designation, including, inter alia, a good faith deposit of Twenty-Five Thousand (\$25,000.00) Dollars, submission within ninety (90) days of firm evidence of financing and preliminary drawings and outline specifications, the execution on or before July 15, 1977, of a Land Disposition Agreement and an obligation on the part of the designee to work with Faneuil Hall Marketplace Associates in an effort to incorporate within the proposed structure space to provide supportive services for the Marketplace.

Attachment

